

LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE

13 February 2018

ITEM No: 01	Application: S.17/2540/FUL
Address: Site Of Former Central Garage, High Street, Kings Stanley, Gloucestershire	

CONTRIBUTORS

Further comments received from the Senior Contaminated Land Officer – 07/02/18

The site investigation has been undertaken and it revealed very little contamination in the grand scheme of things. A remediation scheme was put forward and also agreed. The condition basically requests that they demonstrate that they have undertaken the remediation and that the site is suitable for use. To do this they will have to submit analysis showing that the contamination has been removed and that any remaining soil is safe for a residential garden. They will need to provide this information prior to occupation.

Full details of all statutory consultations and public representations are available to view on the electronic planning file.

Appendix – Statement of Common Ground.

ITEM No: 02	Application: S.17/2093/DISCON
Address: Land West Of Stonehouse, Nastend Lane, Nastend, Stonehouse	

Following the compilation of the Officers report and as set out in the report the applicants have submitted a revised document to support the submitted application on 26th of January:

LAND WEST OF STONEHOUSE
Area Masterplan for Area 21
January 2018-Rev C

The above document and enclosed plans have, as reported in the main agenda, were forwarded for consultation to Eastington and Standish Parish Councils and Stonehouse Town Council and the responses received to date will be reported to DCC committee on 13th February 2018.

Stonehouse Town Council in response to the consultation as follows:

Stonehouse Town Council objects to this application as further measures need to be taken to improve pedestrian and cycle access between area H21 Land West of Stonehouse and Stonehouse.

Although not a planning condition, an informative to the outline planning permission granted for the West of Stonehouse site states that “reasonable endeavours shall be undertaken to seek improvements to the pedestrian facilities at the Oldends level crossing.” It can be assumed that this informative referred to measures in addition those submitted with S.14/0810/OUT, and prepared in March 2014, regarding walking and cycling measures routes to local destinations; otherwise, there would be no reason to add the informative.

The Sustainable Transport Audit, Atkins ,May 2015, part of the evidence base for the current Local Plan, (<https://www.stroud.gov.uk/media/2314/ps2b06a.pdf>) gives a number of Sustainable Infrastructure Requirements for the West of Stonehouse site including:

“In order to improve the sustainable transport provision at the site, significant improvements are required to the existing walking and cycling connections to local amenities. In particular, the constriction caused by the level crossing on Oldends Lane needs to be addressed.” (s.9.9, p. 6))

Stonehouse Town Council suggest that the minimum improvements to pedestrian facilities at the Oldends level crossing should be:

- The continuation of the footway on the North side of Oldends Road, so pedestrians, including school children, do not have to immediately cross the road.
- The provision of a zebra crossing close to the junction of Oldends Lane with Midland Road to allow pedestrians, especially those going to Stonehouse’s schools, to cross safely.

Stonehouse Town Council note the concerns raised by GCC Highways in the representation dated 21 December 2017 concerning the safety and security of the proposed layout of the site and its roads, footpaths ad cycle paths. Stonehouse Town Council agrees that these concerns must be addressed in a further revision of the Masterplan. **[A revised submission B dated January dealt with these matters to the satisfaction of GCC 12/1/18]**

In relation to the design of the Shared Surface streets shown in section 4.4 of the Masterplan, consideration should be given to compliance with Policy H2 of the Stonehouse Neighbourhood Development Plan: Ease Of Access In New Residential Development.

There seems to be little specific reference to cycle paths despite the requirements outlined in Site Allocations Policy SA2 West of Stonehouse in the Stroud District Local Plan:

“12. Opportunities to improve transport connectivity with Stonehouse and Stonehouse town centre for pedestrians, cyclists, public transport and private car.

13. Cycle and pedestrian routes through the development, connecting Nastend and Nupend with the town centre, Stroudwater Industrial Estate and Oldends Lane and footpath links from the development to the surrounding rural network, including improvements to the canal towpath.”

Stonehouse Town Council suggest further consideration should be given as to how cyclists will travel around this section of the site and into Stonehouse and to compliance with the following Stonehouse Neighbourhood Plan policies: Policy T6: New Development And Cycle Links To The Town Centre and Policy T8: Improving Key Pedestrian And Cycle Links.

OFFICER COMMENT ON CONSULTEE OBSERVATIONS

Rev-C at appendix B shows a revised consideration of the frontage of the residential area to the open space across the main street. This shows a curved terrace form which will enhance the street scene at 2.5 to 3 storey level, giving a distinctive sense of place at the junction of the built environment and the significant area of open space. The applicants have confirmed that this phase of the development is likely be 132 dwellings with the H21 parcel having a total area of some 7.2 Ha and a net developable area of 3.16Ha.

The comments of Stonehouse Town Council are beyond the subject of this discharge of condition, application relating to housing phase 21. The comments also seem to address detailed design matters which the discharge of this condition does not require and will be dealt with in subsequent applications for approval of reserved matters including an undetermined application S.17/2843/REM. The function of condition 46 of the original outline consent S14/0810/OUT was to provide a bridge to guide design between the overall indicative Master plan for the whole LWOS and individual parcels and follow on applications for approval of reserved matters for individual housing schemes, not to provide detailed design.

Officers feel that the late submitted material is materially consistent with the outline consent previously granted and the parameter plans and illustrative master plan cited in the main report and therefore maintain their view contained in the recommendation within the main report that insofar as area 21 is concerned the submitted material discharges condition 46 of S14/0810/OUT.